



N3/B14 RA 91/27

SOUTH END

POPULATION & HOUSING PROFILE
U.S. CENSUS STF1, 1990

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Rolf Goetze Mark R. Johnson

with the assistance of: Bizhan Azad, Rhonda Bolling & Greg Perkins

Boston Redevelopment Authority
Policy Development & Research Department

Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst

November 1, 1991

City of Boston Raymond L. Flynn, Mayor

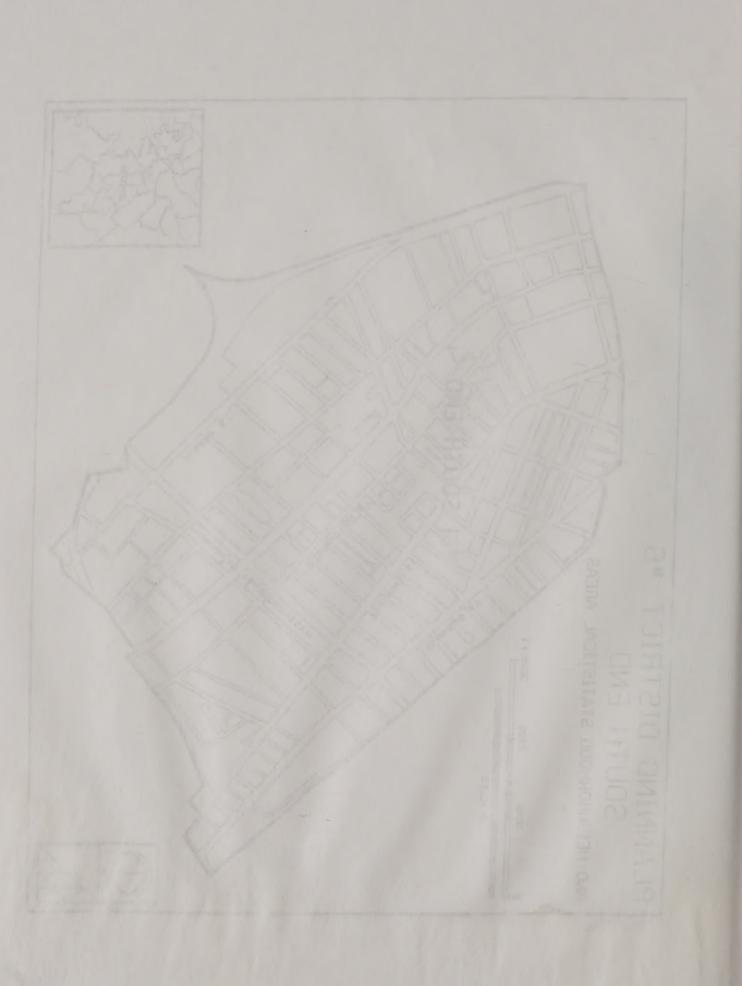
Boston Redevelopment Authority Stephen Coyle, Director

Gregory W. Perkins, Acting Assistant Director Policy Development & Research

Boston Redevelopment Authority Board Members

Clarence J. Jones, Chairman Michael F. Donlan, Co-Vice Chairman Francis X. O'Brien, Co-Vice Chairman James K. Flaherty, Treasurer Consuelo Gonzales Thornell, Member Kane Simonian, Secretary





STF1 Explanatory Note

The 1990 U.S. Census has released STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population
Race
Hispanic origin
Age
Sex
Marital Status
Household relationship

Housing
Vacancy characteristics
Tenure (owned or rented)
Group quarters
Value of home/Monthly rent
Number of units in structure
Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targetted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, eduction, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Research Dept. has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. The State Data Center, Mass. Inst. for Social and Economic Research (MISER), UMass/Amherst printed the accompanying eight page profiles of each planning district.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

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The Lied D.S. Commun has relegated SIR1 (Summary Topo File 1) data taken from all persons and notated from all persons and notated units on April 1, 1990 (the squares), There data naver:

Housing Vacancy Characterion Tenurs (Council rented)
Value of buna/Honthly rent
Mumber of Units in Screening

These data do not include items from the sample Component, the long for completed for completed for collected in 1992 as STE3. STE3 data (tens cover many additional aspects. Steps advector, conspector, ancestry) algorithms and the constant as note detailed housing unit characteristics including condominium status.

The SPA Research Dopt. New Yallied the STEI findings by 1990 Census block groups into Locton's le planning districts. The Flats Data Center, Hade. Inst. for Social and Posnamic Research (MISER), UMass/Asharet printed the accompanying sight page profiles of sech planning district.

Tailies may vary by up to 0.2 percent; or 3 is 1.000 rest final founts bounts bacades some plantice divisions wheather individual contact block groups. In these instances, the tailies ware apportioned on the basis of the average of the 100 percent population counts adsigned to seen rortion.

Profile 1 - General Characteristics of the Population 1990 Census of Population and Housing, Summary Tape File 1 Area Type: Planning District

REPORT #91-13
Area Name: South End
State: MA

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H	Number 4,635 1,472	25	2,361	Sex by Age Persons)	Female	13,144	297	155	250	108	128	168	222	-	1,418	•	715 588	459	273	321	180	7/17
	PCT 100.0% 47.0% 37.8%	0.5%	14.3%	Persons by (Universe:	Total	28,891	729	324	765	218	2270	313	4440	•	3,592			973	855 855	567	200	240
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Origin (Un	PCT 100.0% 44.5% 34.2%	0.5%	12.2%	Persons Number 28,891 10	24,256 4,635	3,370	1,054		1,424	96	0	- :	1,309	0 1	202	724	Oriq and		32.60			
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8/10. Race and Hi	Fotal White Black	merican Indian, Eskimo or Aleut	nder	Hispanic Origin	of Hispanic	Puerto Rican Cuban	Other Hispanic	Group Quarters		D T	Mental (Psychiatric Hospitals	Juvenile Institution Other Institutions	Other Persons In Group College Dormitories	Military Dormitories Emergency Shelters F	ess e in Street	other Non-Institutional Group Quarters	edian Age	(Universe:	0	Black Bmor Ind Fot Blant	ac. Is	ner panic Origin
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-	28,891			54.58	PCT		C	0.0	7	12.2				500	0.0	00.0	0.0	00	000	0.0	0.0	0.0
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ea/Density	.miles)	sity: Persons f Land area	Persons)		Persons)		in,	Indian	ic Isl.			an			-	Islander		Tongan Other Polynesian		Other Micronesian	Isl., Other	
Pl. Persons/Area/Density	tal Persons tal Area (sq.miles Land Area Water Area	Population Density: square mile of Land	Sex (Universe:	otal Female Male	Race (Universe:	t te	American Indian,	American India Eskimo	Aleut Asian or Pacific Isl.	Asian	Filipino	Asian Indian Korean	Vietnamese	Hmong		Pacific Islan Polynesian	Hawailan	Tongan Other Po	Micronesian Guamanian	Other Mi	Pacific	race
P1.	Total Total Land	Popu	P5.	Total Fema Male	P7.	White	Ame	448	ABI	×						ы				i de	1	ocner

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15,747	Teac 1, 1991 1, 1991 1, 1992 1, 1993 1, 1993 1	
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Race and	## ## ## ## ## ## ## ## ## ## ## ## ##	00
ns by Age,		10
P12. Person	Turner Property Control of the contr	NI

(413) 545-3460



Profile 3 - Household and Family Characteristics 1990 Census of Population and Housing, Summary Tape File 1 Area Type: Planning District

Report #91-15 Area Name: South End

ALL TO MAN						
P1/2/3/15/17/17A. Persons, Hou	Households	P14. Sex by Marital Status	Total	Persons 15 Years of Female PCT	and Over) Male 13,559	PCT 100.0%
		Total Persons	14,104 57.2%	5,409 48.7	8,69	64.1%
Persons in Households Total Households Persons Per Household	13,223	Now Married, Except Separated	5,837 23.7%	,872 25.8 ,664 6.0	2,965	21.9%
Persons In Families Total Families	4,920	Widowed Divorced	351 5. 185 8.	10.3		-
amily		1 0	Relationship	P23. Household Type	and Relation 55+) Pere	P PCT
p15. Household Type and ke	and Relationenty PCT (Bons) Persons PCT	Universe: Perso	sons PC	Total	22	$\frac{395}{211}$
Total Tr Households		Total	016	In Family Household	10	
In Family Households Householder	15,949 55.24 4,920 17.08		4,253 84.8%	Householder Spouse		223 9.3%
Spouge		3 H	871 37.3	Other Relative Non-Relative	•	1.4
Natural-Born/Adopted		In Other Family	2,382 47.5%	In NonFamily Households	1,	20.2
Step Grandchild			176 3.5%	Living Alone		
Other Relatives		[24	206 44 0	Not Living Alone Female Householder		
		0+1	615 12.30	Living Alone		
Householder Liv. Alone			1.8	Not Living Alone		
		In Group Quarters Tractitutionalized	0.50	In Group Quarters		
In Group Quarters	. 4.		37 0.7%	Others in Group Q	uarters	
Others in Group Quarters	4.	drois				
		Persons In Household	100	Persons	n Group	Quarters
P22. Relationship and Age (Unity: :Persons Under 18)	Total Total	Own Child Other F	ve NonRelativ	47		37
Under 18	5,017* 4,9 994	801	2.			000
3 to 4 years			-			74
5 years		1,367	60			.2
to 1		97 450 16 195	18	320		18
14 years		672	74		0	21.68
Under 3		19.8% 18.8% 2.5°.	11.2	4.4	# # 000	v.v.
ממט יי		6.48	# d D =		0	10.8%
0 11 3		32.18	96 P		•	5.48
2	4.3%	4.04 4.05 4.05	*60		906	48.68
* 15 to 17 years	8* 15	58* 15.8%	9			
+rzcludes 9 Householders a	and Sponges under	r 18 not shown separately				



Profile 4 - Household Characteristics 1990 Census of Population and Housing, Summary Tape File 1 Area Type: Planning District

Report #91-16 Area Name: South End State: MA

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holds)	reone 133 2,312 2,348	ו דופטטטפדוו		100.00 100.00 14.34 14.38 14.38 14.58	9.1.9	22.84 22.84	13,223
e:Household	More Pe 1y Non 963 957 669 251	001Fam 0016al 1937 123 123 132 133	705	Hispani Origin 975 334 193 141 641	89 47 42	552 450 102 675 521 154	or or or or
(Universe	Famil 3,	(8)		Pct 00.0% 333.0% 13.1% 67.0%	2.48	60.1\$ 47.2\$ 12.9\$ 00.0\$ 81.4\$	old Ty Househ 1ds With 1 With 1 With N
0	erson 1,484 4,373 1,142 4,716	eholl 174.74 174.74 174.74 174.74 174.74 174.74 174.74 174.74	100.08	Race 8551 1 182 110 120 369	38 24 14	331 260 71 280 528 52	Housek Brse: ousehc holds B Non- holds
of Member	00 00 00 00	e: Ho Total N/A 1,984 1,216 1,216 469 218 156	4,920	00.00 00	6.9% 1.8% 5.1%		P26. (Uni) HOUE HOUE
by Age	19 19 14 18	nivera		181 OF 10 648 8 363 4 4 285 3 1 1 3 9 1	54 40 40	85 1 43 10 267 8 66 1	Bons B Pct B 100.0 9 100.0 9 62.2 0 37.8 11.11 126.7 100.0 4 38.3
e/Tvbe	All Hou 2,5 10,6 11,3	Size 01ds Cum.Pcr 73.99% 85.73% 85.73% 893.72% 893.00%	1	EBK. ABIA Pct Pac. 00.00 23.18 3.88 19.28 76.98	15.48 11.58	461.5 402.3 400.00 800.00 800.00	Under 16 2,249 1,339 1,336 2,46 2,103 5,103 3,173
old Stz	o ve	8ehold 8 Househot 7.65 11.89.63 1.1.89.61 1.23	100.0	r.Ind/ leut 26 1 6 1 5 20	작ਜ਼๓	11 11 20 20 50 10 10	Mith Pct 000.0% 41.3% 58.7% 53.0% 000.0%
W Homaehol	, O & S	and House Totall Totall 5,857 3,909 1,563 1,000 1,000 1,000 1,000	13,223	Pct Ame 00.00 29.58 15.18 70.58	5.2	61.38 43.68 17.68 10.09 11.08	er gons er gons 2,672 1 1,104 1,568 1,568 1,568 1,51 1,417 1,417 1,417
R aplotono		hold Type	olds	d Type Black 2,051 1 605 309 296 1,446	189 76 113	1,257 8955 362 2,354 2,096	With P
	eholds F r more P Persons r more F Persons	House House Hoons Hoons Hoore	1 Househol	Househol Pct 100.0% 70.5% 21.1% 49.4% 29.5%	7.100.000.0000.000000000000000000000000	21.98 13.68 100.08 61.18	tal Per 100 Pe
1	11ds 858 890 468 10us 365 No 920 10us 803	72 12 27 27 27 27 27 27 27 27 27 27 27 27 27	Tota	by 11te 503 060 317 743	114 27 87	3,247 2,065	TYDE TYDE 22, 24, 22, 33, 33, 33, 33, 33, 33, 33, 33, 33
	Househol	21440 21440 21440 310441	1,1	Householder Pct Wh 100.0% 1, 550.9% 1, 22.4% 49.1%	5.28 2.98 2.98	102.34 102.34 200.34 200.34 200.34 200.34 200.34 200.34 200.34	By Household esent ind Present
		e Pres.		of 11 10 13 15 12 22 12 22			ers By e Prese
	and Type ds)	No Wife No Wife Idren Idren Idren Idren	1.	0			ld Memb
	Size sehol der older sons	With related children No related children Other Family Male Householder, No Wife With related children No related children Female Householder, No Husband present With related children No related children No related children	Male H ouseholder Female Householder	P19/20. Race/Hispanic (Universe:Households) Family Households Married Couple Fam With Rela. Child No Related Child	ile Famiry No Wife present Nith Rela Child	For the state of t	Flat. Age of Household Members By Househo (Universe: Households) Family Households Married-Couple Family Other Family Male Householder, No Wife Present Female Householder, No Husband Present NonFamily Households Male Householder Female Householder
State: MA	Universe: Household Size (Universe: Householl Person Male Householder Female Householder 2 or More Persons Family Householder Amerika Comple Fa	Mith related Other Family Male Househ With related No related Female House Husband Phus With related No related No related	Male Householder Female Household	P19/20. Race/Hispa (Universe: Households Family Households Married Couple Fai With Rela. Child No Related Child	Male Householder No Wife present With Rela Child	Female House No Husb pr With Rela. No Related ionFamily Hous H.H. Living P	18. Age of House (Universe: House manily Households Married-Couple F Other Family Male Householder Male Householder Female Householder Female Householder Female Householder Female Householder
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Profile 5 - Housing Unit Characteristics and Tenure 1990 Census of Population and Bousing, Summary Tape File 1 Area Type: Planning District

High control of the part of	State: MA								
14,915 14,915 14,915 14,915 14,915 14,915 14,915 10,000 1	Urban and R	unit	9. Tenure Universe:	Led Housing	seholder ig Units)				upied
Tenure and Vacancy 14,915 10.00	All Housing Units Urban Traile Urbanized Areas	14, 415	Races	Unite 13,223	Pct 100.0%	1100	100.0%		Pct 100.0%
Tenure and Vacancy Peet August	Outside Urbanized Areas Rural Not Defined for This File	14,915	White Black			•	81.5%	4,708	4 W
Housing Unite Pct Cher Race 1,121 8.5% 161 6.2% 950 Cher Race Cher Race 13,223 88.7% HOUSING Unite Pct (Universe: Occupied Housing Unite)	H1/2/3/5. Housing Units by Tenu	ure and Vacancy	Eskimo or Aleut	53	0.48	7		46	0.4%
13,223 88.7%	ing Units)			1,121		161		960	
1,622 1.38	Occupied Owner Occupied	17.3	. Hispa verse:	Origin of	Household ng Units)	ру	Jo	and	enure
1,692 11.38	Renter Occupied	71.3	Not	jo	1 1 1 1	His	panic origin		
Tenure and Vacancy Average Rooms Rooms Rooms Per Unit 12,732 46,123 12,732 46,124 Asserbace Rooms Roo	Vacant For Rent For Sale Only Rented or Sold, Not Occupied	1,692 11. 1,172 7. 110 0. 111 0.	Races	cupied supled 18 Pct 72 100.0%		own . 0%	000 69	Renter Uni 1,5	cupied Pct 100.0%
Tenure and Vacancy Amer.Indian/ Basta, Alleut Average Average Average Rooms Agregate Rooms Agregate Rooms Agregate Rooms Rooms Rooms Agregate Average Rooms Rooms Rooms Rooms Rooms Rooms Rooms Rooms Adding Det Householder (Universe: Occupied Housing Units) Adding Det Units Adding Pet Units Adding Det Occupied Adding Det Units A	For Seasonal, Recreational Or Occasional Use For Migrant Workers	43	04	8 54 2 35	557		12	51	
Aggregate Rooms Ro	Other Vacant	i		8 0.	S				
Aggregate Rooms Rooms Rooms For Unit H12. Tenure by Age of Householder (Universe: Occupied Housing Units)		nure and Vacancy Average	1,	0.0	787	1.	7 24.	7	48
ccupied 46,127 3.49 ccupied 12,732 4.93 ccupied 12,732 4.93 ccupied Units Pct ccupied Units Pct units Pct Units pccupied Units Pct units Pct Units pccupied 13,223 100.0% 2,583 pccupied 10,638 10,638 pccupied 1,173 2.90 1,117 pccupied 1,147 31.4% 2,583 100.0% 1,638 pccupied 441 4.01 25 to 34 Years 4,147 31.4% 772 29.9% 2,243 pccoupied 372 34 Years 1,849 14.0% 485 18.8% 1,072 pccasional Use 173 4.02 55 to 64 Years 1,037 7.8% 9.0% 1,072 pccasional Use 19 3.80 55 to 74 Years 1,037 7.8% 93 3.6% <td></td> <td>Per</td> <td>H12. Tenure (Universe:</td> <td>of</td> <td>nholder ng Units)</td> <td></td> <td></td> <td></td> <td></td>		Per	H12. Tenure (Universe:	of	nholder ng Units)				
ent 41 4.01 25 40 24 Years 1,186 9.0% 69 2.7% 1,117 and 4.147 31.4% 772 29.9% 2,243 and or sold/Not occupied 372 3.35 to 44 Years 1,849 14.0% 485 18.8% 1,364 occasional Use 173 4.02 55 to 64 Years 1,304 9.9% 232 9.0% 1,072 occasional Workers 928 3.71 75 Years 6.00 occasional Use 1,037 7.8% 150 5.8% 887 vacant	Occupied Owner Occupied Renter Occupied	m 44 m		Occupi Units 3,223	40	Owner O Units 2,583	ccupied Pct 100.0%	Renter Oc Units 10,638	cupied Pct 100.0%
173 4.02 55 to 64 Years 1,304 9.9% 232 9.0% 1,072 19 3.80 65 to 74 Years 1,037 7.8% 150 5.8% 887 928 3.71 75 Years & over 683 5.2% 93 3.6% 590	Vacant For Rent For Sale Only Rented or Sold/Not Occupied	w 01 44 w	15 to 24 25 to 34 35 to 44 40 54	1,186 4,147 3,015	31.48 22.88 14.08	69 772 485	3 2 3 2 3 2 3 2 3 4 4 4 4 4 4 4 4 4 4 4	1,117 2,365 1,364	10.5% 31.6% 21.1%
	For Migrant Workers Other Vacant	4 ጠ ጠ	5 to 64 Yes 5 to 74 Yes 5 Years &	1,304	5.28	232 150 93	& # # C @ W O M M	1,072 887 590	10.18 8.38 5.58



Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure 1990 Census of Population and Housing, Summary Tape File 1 Area Type: Planning District

Report #91-18
Area Name: South End

Housing Units)	no	1	d-Up Status and Usual Home ere Vacant Housing Units) Vacant Units Pct 207 12.2% Up 12.2%	1,623 95.9%	All Other Pct Vacants 409 100.0%	119 29.18 84 20.5% 206 50.4%	65 Years & Over Pct 1,461 99.0% 1,461 99.0% 1,452 98.4% 1,452 98.4%
H13. Rooms (Universe:		0	/7. Boarde Universe: oarded-Up ot Boarded-	Vacant, UBUAL Home Elsewhere All Other Vacant	Unite) Vacant For Sale Only Pct 110 100.0%	12 10.9% 27 24.5% 71 64.5%	Renter Occupied Housing Years Pct 9,143 100.0% 9,073 99.2% 0.4% 9,037 98.8%
(Universe: Occupied Housing Units)	Owner Occupied Renter Occupied Units Pct Units Pct 10,638 100.0% 1,042 40.3% 4,816 45.3% 266 10.3% 1,298 12.2% 160 6.2% 841 7.9% 76 2.9% 11.2% 196 1.8% 28 11.1% 13%	Housing Units Owner Occupied Renter Occupied 5,221 46.46 52.66 19.0%	(Universe: Occupied Housing Units) Owner Occupied Renter Occupied Units Pct Units Pct 1,990 77.0% 5,061 47.6% 533 20.6% 4,362 41.0% 22 0.9% 468 4.4%	0.2% 203 100.0% 10,638 10	cancy (Universe: Vacant Housing Vacant Pott For Rent Pct 100.0%	1 28.4% 350 29.9% 1 34.9% 480 41.0% 9 36.6% 342 29.2%	Included in Rent (Universe: Specified 10,619 100.0% 10,534 99.2% 10,489 98.8% 10,489 98.8%
State: MA H17/18. Tenure by Persons In Unit	Total Units Pct 13,223 100.0% 1 Person 5,857 44.3% 2 Persons 3,909 29.6% 3 Persons 1,564 11.8% 5 Persons 1,000 7.6% 5 Persons 1,000 7.6% 7 Or more Persons 164 1.2%	H17A/18A/19/20. Persons in Occupied Occupied Persons Persons per Unit 53.26 Percentage of Persons 100.0%	0000 001 001 001 001 001 001 001 001 00	.01 or More 209 otal 13,223 10	H40. Vacancy Status by Duration of Vacant Total	Less Than 2 Months 591 2 to 6 Months 6 or More Months 619	H39. Age of Householder by Meals Increal With Cash Rent No Meals Included in Rent No Meals Included in Rent No Cash Rent



Crator MA	Singular Pass series
Specific	d H24/25/26/27/28. Units and Value by Mace and nighted Onles Onles
Housing Units	
cified Owner Occupied 0 0.0.	Total White
25,000 to \$ 24,999 35,000 to \$ 34,999 30,000 to \$ 34,999 35,000 to \$ 34,999 35,000 to \$ 34,999	Black American Indian, Eskimo 1 \$ or Aleut Asian or Pacific Islander 0 \$
5,000 to \$ 49,000 0,000 to \$ 74,000 0,000 to \$ 74,000 0,000 to \$ 99,000	Not of Hispanic Origin 320 \$ 107,957,845 \$ 337,368 Hispanic Origin \$ 272,155
125,000 to \$124,999 13 4.	H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)
175,000 to \$129,999 21 21 22 23 249,999 250,000 to \$289,999 77 2 300,000 to \$499,999 47 11	Lower Value Quartile \$ Hedian Value Quartile \$ \$
500,000 or more	- And Contract Rent by Race and Hispanic Origin of
H32. Contract Rent (Universe: Specified Renter Occupied (Universe: Specified Renter)	cupled Housing Units Payin
Unita	Unite Con
fied Renter Occupied 10,519 100. h Cash rent 10,534 99.	2
2000	ndian, Eskimo 46 scific Islander 948
350 to \$ 349 350 to \$ 399	Origin 8,973 \$ 5,
400 to \$ 449 450 to \$ 499 600 to \$ 549	
550 to \$ 599 431 4.600 to \$ 649 3.650 to \$ 699 3.	H32A/32B/32C. Contract Rent (Universe: Specified Renter-Occupied Housing
700 to \$ 749 1,53 750 to \$ 999 1,12	Lower Contract Rent Quartile \$ Wedlan Contract Rent \$ \$
Cash Rent	

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Profile 8 - Housing Unit Structural Characteristics 1990 Census of Population and Housing, Summary Tape File 1 Area Type: Planning District

District	4 4
1990 Census of Population and Housing, Summary Tape File 1 Area Type: Planning District	
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on and Rous	
of Populati	
90 Census	
19	ľ
Report #91-20 Area Name: South End State:MA	
Report #91 Area Name: State: MA	

	its)	Sale	Rent	upled 100.0% 3.7% 95.5% 95.5% 96.2% 19.3%	units) 118 reons
	sing Units 1,171 515	Vacant-for-Sal 2,104,048 \$ 420,810	Vacant-for-Rent 639,981 \$ 547	Occupi 996 996 996 996 992 992 993 993 993 994 995 996 996 996 996 996 996 996 996 996	000.000.000.000.000.000.000.000.000.00
	nt Housing		(A)	Renter Occ Units 10,638 10,638 10,162 2,792 1,792 1,792 1,003 2,048 2,048	Average
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